

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

May 1, 2008

A Meeting of the Manistee City Planning Commission was held on Thursday, May 1, 2008 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 p.m. by Vice Chair Fortier

ROLL CALL:

Members Present: Maureen Barry, Ben Bifoss, Dave Crockett, Ray Fortier, Eric Gustad, Harlo Haines, Tony Slawinski

Members Absent: Linda Albee (excused), Roger Yoder (excused), Taylor Roberts (Youth Observer)

Others: Cyndy Fuller (Vice President, D.S..L.T. Inc.), Gary Gunia (246 N. Lakeshore Drive), Nick Baker (298 Lakeshore Drive), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

MOTION by Tony Slawinski, seconded by Dave Crockett that the Agenda be approved as prepared.

With a roll call vote this motion passed 6 to 0.

Yes: Bifoss, Crockett, Gustad, Haines, Slawinski, Fortier
No: None

Commissioner Barry entered the meeting.

APPROVAL OF MINUTES:

Planning Commission Meeting of April 3, 2008

MOTION by Tony Slawinski, seconded by Dave Crockett that the minutes of the April 3, 2008 Planning Commission Meeting be approved.

With a roll call vote this motion passed 7 to 0.

Yes: Barry, Bifoss, Crockett, Gustad, Fortier, Haines, Slawinski
No: None

PUBLIC HEARING:

DSLIT, Inc. for Harbor Village at Manistee Beach - PUD Amendment

A request has been received from DSLIT, Inc. for Harbor Village at Manistee Beach to Amend their Planned Unit Development to allow the Zoning Administrator to approve Deck Extensions in "Limited Common Elements" areas of Harbor Point Estates, Harborside West, Lakeshore, and Lakeshore II Condominium Associations.

Commissioner Haines declared a Conflict of Interest as a property owner in Harbor Village and removed himself to the audience.

Cyndy Fuller, Vice President D.S.L.T., Inc. - Ms. Fuller explained the History of the project. This request was a result of an owner wanted to extend an existing deck. Review of the request showed that when the original plans were submitted to the Planning Commission for approval it was with a the buildings footprint not a building envelope as in the Cottage Area of the project. This has resulted in owners in the Cottages being able to extend decks while owners in other areas of the project not being able to. As the developer for the project they are asking to allow the Zoning Administrator to approve Deck Extensions in "Limited Common Elements" areas of Harbor Point Estates, Harborside West, Lakeshore, and Lakeshore II Condominium Associations. The other condominium associations do not have any limited common elements.

Commissioners asked for clarification on some items as follows:

- ▶ How large are the existing decks? They vary by buildings.
- ▶ What is limited common areas? That is the area that is exclusively for use by the owner of that unit, whereas the Common Areas are for use by all people in the condominium association.
- ▶ How many units will be affected by this request? Approximately 70.

Gary Gunia, 246 N. Lakeshore Drive - Mr. Gunia is in favor of the request.

Nick Baker, 298 Lakeshore Drive - Mr. Baker is in favor and noted that it provides better utilization of space.

Jon Rose said that he felt the request was reasonable and allows the property owners with limited common areas the same rights as an owner of a home in the community.

A letter was received from Cameron Henke, 233 Lakeshore Drive in support of the request. (Attached)

A letter was received from Rick Richter, 39 Brookharbor North in support of the request (Attached)

A letter was received from W. Bruce Goldsmith in support of the request if it was consistent with past practices (attached).

A letter was received in opposition from Clarice Tutton-Cook - Mr. Rose spoke with Ms. Tutton-Cook and she was speaking of a building that is not in the Harbor Village project and after clarification was not opposed to the request.

There were no additional comments from people in attendance and the public hearing was closed at 7:14 p.m.

NEW BUSINESS:

DSLIT, Inc. for Harbor Village at Manistee Beach - PUD Amendment

A Public Hearing was held earlier in response to a request from DSLIT, Inc. for Harbor Village at Manistee Beach to Amend their Planned Unit Development to allow the Zoning Administrator to approve Deck Extensions in "Limited Common Elements" areas of Harbor Point Estates, Harborside West, Lakeshore, and Lakeshore II Condominium Associations.

MOTION by Ben Bifoss, seconded by Eric Gustad to adopt a resolution to amend Special Use Permit/Planned Unit Development by adding:

Item #18 The Zoning Administrator is allowed to approve Deck Extensions in "Limited Common Elements" areas of Harbor Point Estates, Harborside West, Lakeshore, and Lakeshore II Condominium Associations.

With a roll call vote this motion passed 6 to 0 with Commissioner Haines Abstaining.

Yes: Bifoss, Slawinski, Crockett, Barry, Gustad, Fortier
No: None

OLD BUSINESS:

None

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

Members of the Planning Commission received an invitation from the Filer Charter Township of Filer for an Open House event on Tuesday, April 29th. This event was to present the ideas that have come out of their evaluation of their current Master Land Use Plan, and the creation of a Strategic Plan.

STAFF REPORT:

Denise Blakeslee spoke to the Commissioners about the May Worksession.

MOTION by Dave Crockett, seconded by Maureen Barry that the May Worksession be Cancelled.

With a roll call vote this motion passed 6 to 0.

Yes: Bifoss, Slawinski, Barry, Crockett, Gustad, Fortier

No: None

MEMBERS DISCUSSION:

Commissioner Bifoss asked if a presentation should be made regarding the proposed rail relocation. This item will be added to the June 5, 2008 Meeting Agenda.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Dave Crockett that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 7:20 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary